**16/01525/F The Pheasant Pluckers Inn, Burdrop, Sibford Gower**

**Comments from Sibford Ferris Parish Council**

As this property is highly visible from the parish of Sibford Ferris, the parish council would like to make comment on the application.

* The parish council has no objection to the application for the siting of a shed.

However, with regard to the application for a new two-storey cottage, the parish council would like to make the following observations:

* The proposed cottage would be considerably higher than the public house and ancillary buildings directly adjacent to it, and would be highly visible from public rights of way and properties to the south (C31 *In existing and proposed residential areas, any development which is not compatible with the residential character of the area, or would cause an unacceptable level of nuisance or* ***visual intrusion****, will not normally be permitted)*.
* There are no dimensions for the property visible on the plans and the main finishing materials have not been declared, but, from the information available, the parish council does not believe the design is in keeping with those around it (C31, C30 *Design control will be exercised to ensure that the new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity)*.
* Its construction would involve the demolition of a feature stone wall which would adversely affect the street scene, in the view of the parish council (C23 *There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area)*.
* The entrance to the cottage would be across land not in the ownership of the applicant according to the Land Registry document included in the application.
* Construction of a cottage in the car park to the public house would remove parking spaces from the public house which, in the view of the parish council, would be detrimental to its future viability.

For the reasons given above, the parish council wishes to object to the application for a cottage.

Anita Spencer

Clerk

30.08.2016